



Project Name: Residential Flat Building
Case ID: PDA-88229206

Proponent Details

Project Owner Info

Title	Mrs
First Name	SMEC
Last name	Pty Ltd
Role/Position	Planner
Phone	0262341976
Email	nswapprovals@smec.com
Address	Level 9, 12 Moore Street
	Canberra , Australian Capital Territory, 2601 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	THE FLEMING GROUP PTY LIMITED
ABN	77002078533

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	SMEC	Pty Ltd
Phone	Email	Role/Position
0262341976	nswapprovals@smec.com	Planner

Address

Level 7, 40 Mount Street
North Sydney, New South Wales 2060
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Residential Flat Building
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD32,000,000.00
Indicative Operation Jobs	3
Indicative Construction Jobs	100
Number of Occupants	88
Number of Dwellings	40
Gross Floor Area (GFA) sqm	2,600
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

The proposed development is for a residential development at 76, 76A, and 76B Princes Highway, Ulladulla (the Site) providing approximately 40 residential units. The Site is located within the Illawarra-Shoalhaven City pursuant to Schedule 9(1) of the EP&A Act 1979 and is located on a key gateway site with frontage to the Princes Highway within 255 m of MU1 Mixed Use zoned land and 630 m from land zoned E1 Commercial Centre. an FSR of 1.5:1 (2,757 m2) and a height of 16 m (approximate) proposed.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	76, 76A and 76B Princes Highway, Ulladulla
Site Address (Street number and name)	76, 76A and 76B Princes Highway, Ulladulla NSW
Site Co-ordinates - Latitude	-35.3512972
Site Co-ordinates - Longitude	150.476

Local Government Area

Local Government	District Name	Region Name	Primary Region
Shoalhaven City		Illawarra-Shoalhaven	

Lot and DP

Lot and DP
Lot 6 & 7 DP193564
Lot 5 DP231871
Lot 4 DP231871

Site Area

What is the total site area for your development?
Site Area sqm
1,838

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The Site is zoned R3 Medium Residential under the Shoalhaven Local Environment Plan 2014 and residential flat buildings are permissible under this zone, with a height of 11 m permitted under Clause 4.3(2A) of the SLEP 2014. There is no FSR development standard applicable to the Site. The proposal seeks a departure from the current Height of Building development standard applicable under Clause 4.3(2A).

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Shoalhaven Local Environment Plan 2017
State Environmental Planning Policy (Housing) 2021

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

N/A

Would the project vary any development standard?

Yes

Describe the nature of variation.

The Height of Buildings Map under the SLEP 2014 does not nominate a height for the site. Therefore, the permitted height defaults to 11 m under Clause 4.3(2A). The proposed development seeks a maximum height of approximately 16 m, which represents a departure of 5 m or 45% from the development standard.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the](#)

[Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Not listed as Designated Development under Schedule 3, Part 2 of the Regulations

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

Attachments